

**SITE PLAN - BUILDING LAYOUT**

SCALE 1/8" = 1'-0"

- SITE LANDSCAPING AND ENGINEERING**
1. SEE OWNERS LANDSCAPE PLAN FOR ALL PLANTINGS AND OTHER LANDSCAPE NOTES AND DETAILS
  2. SEE GRADING, DRAINAGE, PLANS BY SITE ENGINEERS FOR ALL GRADING AND SLOPES AND FOR PARKING AREA CONSTRUCTION AND SITE CURBS
  3. SEE ENGINEERING DRAWINGS BY LICENSED SITE ENGINEER FOR ALL SITE ENGINEERING, STORM WATER MANAGEMENT AND UTILITIES CONSTRUCTION. REFER TO THIS ARCHITECTURAL SITE PLAN FOR ALL SITE LAYOUT DIMENSIONS

**SITE DATA**

LOTS M-2A, M-3, AND M-4, SCHWEITZER MOUNTAIN COMMUNITY PUD, LOCATED IN A PORTION OF SECTION 20, TOWNSHIP 59 NORTH, RANGE 2 WEST BOISE MERIDIAN, BONNER COUNTY, IDAHO

SEE SITE ENGINEERING FOR EXISTING AND PROPOSED CONTOURS. ALL EXISTING SITE DATA OBTAINED FROM OWNER SURVEY COMPLETED BY TRUENORTH INC.

SEE FINAL CONTOURS, SITE CONSTRUCTION AND STORMWATER MANAGEMENT PLANS TO BE COMPLETED BY INTER MOUNTAIN RESOURCES AND SITE ENGINEERS. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR FINAL SITE CONTOURS, BUILDING LAYOUT, SITE CONSTRUCTION, SITE LANDSCAPING OR STORMWATER MANAGEMENT

SITE AREA 38566 SF 0.892 ACRES SEE EXISTING SURVEY BY OTHERS

BUILDINGS COVERAGE = 8940 SF PERCENT COVERAGE = 23%

SITE DENSITY 1/4 DU PER ACRE

BUILDINGS FIVE BUILDINGS, PHASE CONSTRUCTION ONE BUILDING FIRST YEAR

DWELLING UNITS PER 2 UNITS PER BUILDING 10 UNITS TOTAL

EXISTING PUD ALLOWED TOTALS FOR THESE LOTS 24 UNITS

PARKING 2 PER UNIT = 4 PER BUILDING = 20 ON SITE ALL GARAGE SPACES

**BUILDING SQUARE FOOTAGE CALCULATIONS**

BUILDING GROSS SQ FOOTAGE	5328 SF
FIRST FLOOR	4720 SF
SECOND FLOOR	1604 SF
THIRD FLOOR	1604 SF
EACH UNIT - NON GARAGE PARKING & FIRST FLOOR STORAGE	1866 SF (HOR-1) 6/2 SF
WALL STONE AREA	5036 SF
TOTAL BUILDING WALL AREA	10366 SF
TOTAL STONE AREA PERCENTAGE OF WALL STONE	212%
ROOF AREA	2623 SQF
TOTAL ROOF AREA MINUS DOBBER'S AREA 1/3 PRIMARY ROOF AREA	1662 SQF 66%

**BUILDING DATA**

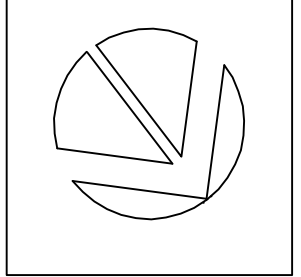
CONSTRUCTION	LOWRIS LEVEL CONCRETE WALLS, CLAY TILE ROOF, 4" STONEN UNHEATED 4" GARAGE SLAB HEATED ENTRY SLAB OTHER FLOORS / WALLS / ROOF WOOD FRAME WOOD FRAME STEEL & WOOD COLUMNS, WOOD BEAMS ONE HOUR FIRE DIVISION BETWEEN ALL UNITS & ALL EXITS NON RATED EXTERIOR ENCLOSURE EXCEPT SOFFITS. SEE DETAILS
DUPLEX PLAN	DESIGNED UNDER INTERNATIONAL RESIDENTIAL CODE 2006 (IRC 2006) R-3 USE BUILDING TYPE V-B (NON RATED) 3 STORY BUILDING DESIGNED UNDER 2006 INTERNATIONAL ENERGY CODE MINIMUMS MULTIFAMILY UNDER MEC CHECK SANDPOINT DEGREE DAYS DATA
BUILDING CODE	DESIGNED UNDER INTERNATIONAL RESIDENTIAL CODE 2006 (IRC 2006) R-3 USE BUILDING TYPE V-B (NON RATED) 3 STORY BUILDING
HEATING SYSTEM	NATURAL GAS FIRED COMMON BOILER - PLUS 90% EFF RADIANT FLOOR HEATING DISTRIBUTION DESIGN FOR 1000 DEGREE DAYS DOMESTIC HOT WATER FROM COMMON BOILER
INSULATION MINS	ROOF - R-39 MIN R49 RECOMMENDED WALLS - R-19 MIN R21 OR SPRAY FOAM RECOMMENDED FLOORS - R30 MIN OR SPRAY FOAM RECOMMENDED SOUND INSULATION BETWEEN ALL UNITS
WINDOW & DOORS	ALL GLAZING LOW-E / ARGON TYPE

**ARCHITECTURAL DRAWING INDEX**

1	SITE NOTES	37	ROOF FRAMING PLAN
1H	NOTES	38	SCHEDULES & NOTES
20	FOUNDATION PLAN	40	SECTIONS & DETAILS
21	CONCRETE DETAILS	41	SECTIONS & DETAILS
22	CONCRETE DETAILS	42	SECTIONS & DETAILS
30	FIRST FLOOR PLAN	43	SECTIONS & DETAILS
31	SECOND FLOOR PLAN	44	SECTIONS & DETAILS
32	THIRD FLOOR PLAN	44	SECTIONS & DETAILS
33	STORAGE LOFT PLAN	45	DETAILS
34	SECOND FLOOR FRAMING	46	DETAILS
35	THIRD FLOOR FRAMING	50	ELEVATIONS
36	STORAGE LOFT FRAMING	51	ELEVATIONS

**SITE PLAN NOTES**

1. PROPOSED DRIVEWAY ENTRY FROM ROAD MINIMUM 20' WIDE APPROACH SHALL BE PERPENDICULAR TO EXISTING PAVING
2. PROPOSED DUPLEX BUILDING FOOTPRINT - SEE ARCH PLANS FOR DIMENSIONS FOR LAYOUT
3. EDGE OF CONCRETE DRIVEWAY - 24" FROM BUILDING WALL CONCRETE DRIVEWAY HEATED BY RADIANT TUBES
4. RETENSION POND, SEE STORM WATER MANAGEMENT PLANS BY OTHERS
5. TYPICAL DUPLEX ROOF DESIGN ALL ROOF RUN OFF DIRECTED TO UNDERGROUND SWM SYSTEM
6. PRIVATE ENTRY TO EACH UNIT UNDER COMMON PORCH
7. BOULDER LANDSCAPE WALL APPROX 3' HIGH
8. ACCESS AREA BEHIND BUILDING MAX ELEVATION AS SHOWN ON SECTIONS, VERIFY IN FIELD WITH FINAL EXCAVATION FINAL GRADING TO SLOPE AROUND AND AWAY FROM BUILDING BLOW GRADE TO FOOTINGS SHALL BE FILTER FABRIC WRAPPED SEE STORMWATER MANAGEMENT PLAN NOT PART OF THIS DWG
9. ENGINEERED RETAINAGE BANK USING NATIVE ROCKS TO RETAIN PAVED DRIVEWAY
10. PROPERTY LINE



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**WOODRUN DUPLEX CONDOS**  
 LOT M2A, M3 & M4, HEMLOCK LANE  
 SCHWEITZER MTH RESORT BONNER CO IDAHO  
 DEVELOPER: WESTWOOD DEVELOPMENT CORP  
 CARLSON TRUST

REVISIONS


**ARCHITECTURAL SITE PLAN**

PROJ #	DATE	REVISED	CHECKED
04108	6.2.08		